



QUINQUENNIAL INSPECTION REPORT

OF

BISHOP MIDDLEHAM, ST MICHAEL

**DIOCESE OF DURHAM
ARCHDEACONRY OF DURHAM
DEANERY OF SEDGEFIELD
PARISH OF UPPER SKERNE**

**INSPECTION OF CHURCHES MEASURE 1955
CARE OF CHURCHES & ECCLESIASTICAL JURISDICTION MEASURE 1991**

**QUINQUENNIAL INSPECTION AND REPORT
June 2018**

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REPORT ON THE 2016 QUINQUENNIAL INSPECTION

1.0 INTRODUCTION



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This document is in two parts:

The Report is the appraisal of condition and estimated cost priority list;

The Appendix contains the background information of the church plan, guidance notes and routine maintenance guidance.

Date of inspection and weather conditions: Tuesday, 18 October 2016. Sunny and cold.

Date of report: June 2017

Report prepared by: *David S Beaumont* RIBA AABC

2.0 LOCATION AND SITE

Address: Church Street, Bishop Middleham

Location: To the south west of Bishop Middleham and fronts on to Church Street.

National Grid Reference: NZ328313

3.0 CHURCH AND LISTING DESCRIPTION

Description:

13th Century stone built church in early English style. The accommodation consists of nave, chancel and sanctuary, north and south aisles to the naves, entrance by north porch and a clergy vestry on the north side of the chancel. It has Westmoreland slated roofs, rubble stone walls with ashlar dressing, probably magnesium limestone. Externally, pointed arch arcades with clerestory on the south side. The church has been recently reordered with servery and WC. The church is very well presented.

Listing Description:

NZ 33 SW BISHOP MIDDLEHAM CHURCHSTREET (South end)

7/5 (inset) Church of St. Michael and All 9.1.68 Angels (formerly listed as Church GV of St Michael). Grade II*

Parish church. C12. C13 aisles, north porch and extension of chancel. 1802 rebuilding of north aisle. 1842-6 restoration in memory of Robert Surtees of Mainsforth, historian of Co. Durham, by his widow. Varied materials include thinly-rendered coursed squared

sandstone and limestone; mixed stone rubble; brick patching at chancel eaves; ashlar plinth and dressings. Roof graduated Lakeland slate with stone gable copings.

Aisled nave with north porch; chancel with north vestry. Gabled porch has shafted 2-centred open arch under head-stopped drip mould; surrounds of side windows of similar shape have continuous roll moulding. Fragments of medieval incised grave-covers in front gable and on stone corbels inside porch, some badly eroded. Stone sidebenches; chamfered surround to 2-centred-arched inner door with 6 fielded panels and strap hinges, and wood-cased lock. Restored south door of similar shape has nailhead decoration to capitals of shafts supporting roll-moulded arch under head-stopped drip mould. Eroded sundial above, dated 1741 and inscribed 'Memento mori', set at c.20° to wall.

Paired lancets in aisles (the south buttressed) under corbel tables. 2-light clerestory windows, on south only, have chamfered surrounds. Claspings nave buttresses predate aisles. Short central west buttress below narrow blocked openings and central lancet; roundel with cross moline of Bishop Bek (1284- 1310) below 2-arched gabled bellcote.

Set-back chancel has 4 south windows, the westernmost round-headed and others lancets; the next lower. North elevation has vestry inserted between 2 lancets; low, wide blocked squint at west end. 3 stepped east lancets. Claspings and south central buttresses. Roof has overlapping stone gable copings, and stone cross finials.

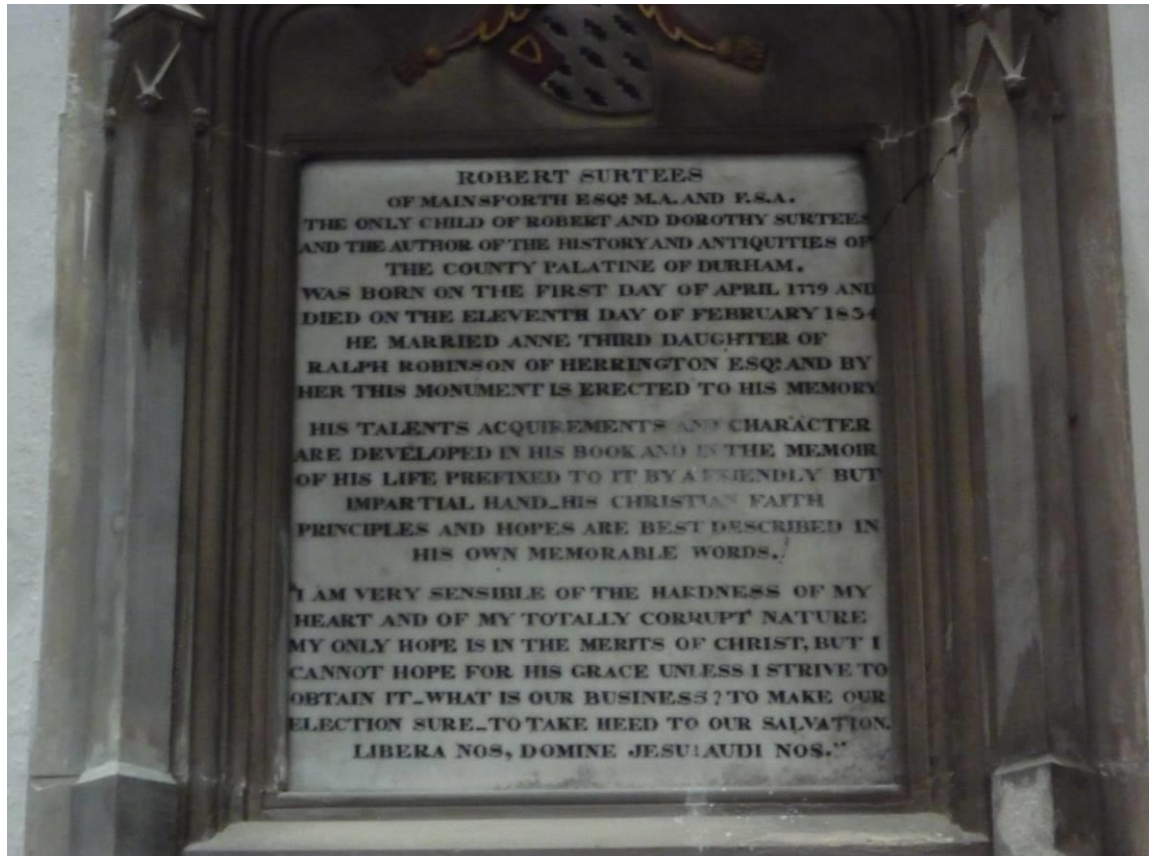
Interior: painted plaster with ashlar dressings and panelled dado; stone- corbelled roof, the nave with queen posts and braced central strut to collar, the chancel with braced collar and short king post. 4-bay arcades have irregular pointed arches, double-chamfered, on round piers; keeled responds (at west on high section of-earlier wall), those on north, like central north pier, with nailhead decoration on capitals; all capitals moulded. High double-chamfered 2-centred chancel arch has broach and head stops, the inner arch on corbels. Beast and head stops to nave arcade drip moulds. Early C20 pews with panelled backs and roll-moulded square ends; dado of re-used box- pew panels. Medieval Frosterley marble pedestal font with round bowl; similar bowl, with iron band and damaged rim, on floor at north-east nave. C19 poppy-heads. Medieval stone altar slab with 4 incised crosses.

Monuments include 3 on north wall of chancel to members of Surtees family: at west alabaster panel in Gothic style to Brigadier General Sir H.C. Surtees, 1858-1933, (with arms, crest and motif), who continued the historical researches of Robert Surtees of Mainsforth, 1779-1834, whose sandstone memorial by John Bloxham is in the centre, in Perpendicular style, with coat of arms; below, a memorial brass to his wife Anne, died 1846, and commemorating her restoration of the church in 1843-6. Hatchment over north door to Thomas Bedford, vicar, died 1683, and his wife Alice, died 1680, 'mother, grandmother and great grandmother to 74 children beside numerous embryos'. Over the south door C17 hatchment to Ralph Hutton of Mainsforth, giving details of his family.

Small stone sheaf of corn over vestry door probably part of memorial now rendered over; may refer to the Cumyn family, whose arms included a sheaf of cumin.

Glass includes east medallion lancets; St. Michael and arms of Bishop Bek, 1956 by L.C. Evetts in west lancet.

Sources: Mackenzie and Ross, View of the County Palatinate of Durham, Newcastle, 1834, II p.317.



R. Surtees, The History of Antiquities of the County Palatinate of Durham, 1816-1840, III p.5.

Proceedings of the Society of Antiquaries of Newcastle, 3 Vol. III, p.221 (notes by Sir Stephen Glynne on churches in Co. Durham).

Listing NGR: NZ3279931258

CHURCH LISTING - Grade II*

Extract From Historic Churches of County Durham by Peter Ryder

Site: On Magnesian Limestone hill at S end of village, with promontory to SW with site of early medieval manor house of Bishops of Durham (earthworks and some fragmentary stonework).

History: Given to Prior and Convent of Durham in 1146 leading to a dispute with the Bishop who tried to take control. The adjacent Manor House declined in the later medieval period, with that at Bishop Auckland being favoured instead.

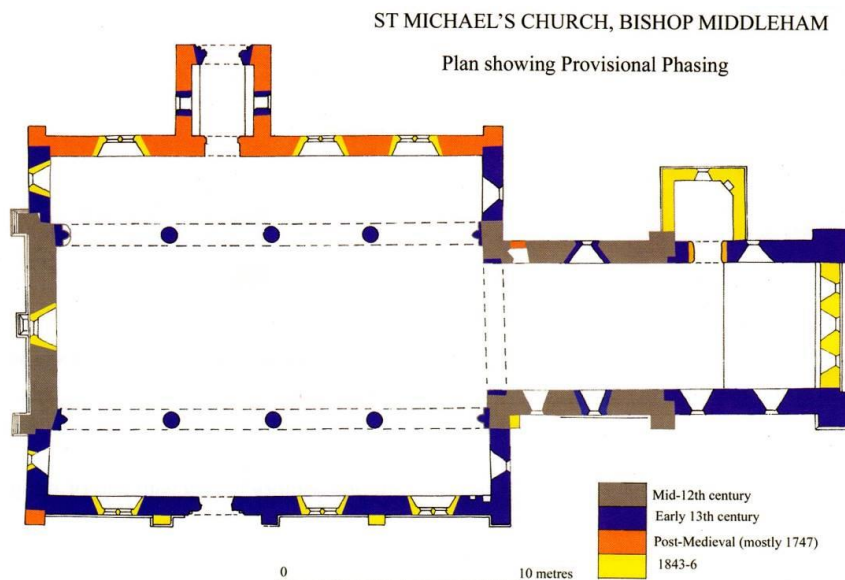
Form: Four-bay aisled nave with N porch. Elongated chancel with small N vestry.

Development: Mid C12 two-cell church of quite generous proportions; buttresses at W end survive, SW window in chancel. Early C13 remodelling when aisles added and chancel extended. In W end, below bellcote rebuilt in C19, stone with Cross Moline of Bishop Bek (1284-1310). Original aisles had low eaves (see roof-line in end walls), perhaps broken by gablets over the windows. Walls heightened, nave clerestory added, late C15 or early C16. Major works in 1747 when N aisle rebuilt; N porch may date from his time, with re-set C13 features; is outer door taken from the aisle behind?

Further works 1802, with sash windows inserted. 1843-6 restoration when sashes replaced by lancets (paired in aisles, a triplet in the E end) and vestry added. Interior re-ordered by Hodgson Fowler in 1906-10.

Lapidary Material: Good collection of cross slabs built into N porch, although some now eroded; another in chancel floor, now largely hidden by wooden altar step.

Fittings and Furnishings: Early C13 font of Frosterley marble (as is a second, of which only the bowl now survives, loose in nave). Medieval altar slab (one corner cut off, allegedly by local black magicians). One bell C14, the other 1723. Most furnishings 1906-10, when woodwork from previous box pews was re-used as nave dado.



PFR 1993/07

HISTORIC CHURCH PLAN

4.0 PREVIOUS INSPECTIONS

This is the author's first inspection but has access to the 2011 QI report produced by Jeremy Kendall of HLB Architects, the former inspector.

5.0 SCOPE OF REPORT

- 1 This report is made from a visual inspection from ground level. The boiler house was also inspected.
- 2 Drainage was inspected from ground level only. No testing of the drainage installation has been undertaken.
- 3 The report is restricted to the general condition of the building and its defects.

6.0 REPORT SUMMARY

Structure

Despite the churches position within a heavily wooded site on a slope, the church has no real problems with structural cracking. There are some cracks externally on the south side at the chancel and nave water tables but these are not problematic, they are as a consequence of the raising of the water tables and that the stonework wasn't built in well to the old work. There is settlement crack in the north west corner of the north aisle but not significant. At the west, the southern buttress is beginning to crumble, its neighbour on the north side has been replaced in recent times suggesting that this is now becoming a candidate. Internally, there are no cracks evident within the structure. All the arcade arches and the chancel arch are good.

Some of the windows are exhibiting shaling stonework and whilst this is not structural yet, it has the chance to be so in perhaps the next 20 years or so. Two of the clerestory mullions look cracked and require further investigation. Their lintels appear quite sound.

Roof

All roofs covered in Westmoreland slates in variable widths and diminishing courses. The nave roof was stripped in 1998, sorted and the best kept for re-slating with approximately 25% reused slates. The 1993 inspection identified defective dipped roof areas which were repaired with new rafters when slates were removed. Generally, the whole of the roofing is in good condition. There is some moss gathering and whilst it adds to its rural charm, it does tend to hold water and can increase the chance of freeze thaw cycling on the slates and induce cracking, but they appear fairly sound for the moment.

Rainwater goods

There is a combination of parapet gutters to the chancel and nave and traditional half round gutters to the remaining roofs. The chancel and aisle roofs have lead lined gutters. The leadwork appears to be in the correct lengths and when the lead is joined to the next sheet there seems to be a flashing over them. It will be worthwhile to check whether this flashing has an expansion joint within it.

Cast iron gutters and downpipes with hopper heads everywhere else and they are in mostly good condition, though some decoration is wanted on the porch. They can stand another five years, but then they will need redecorating after that. The whole system should be reviewed under heavy rain to check for leaks. Some of the gulleys were blocked with standing water inside them and there was some leaf build up within them and grids missing.

Walls

The church has seen the restoration of the walls regrettably with cement mortar, no doubt to cover over some of the poor-quality rubble stonework and as a consequence, the whole of the wall surface is rather grey as the mortar has spread over the stone. This does not seem to be inducing significant decay, however there are isolated stones that require replacement and areas of repointing required in lime, though not major.

One area to the south-east corner of the nave at the kneeler is quite heavily eroded and there are some holes in the walling here, allowing nesting birds or possibly bats if not now, in the future and this needs to be repaired. The clerestory windows, particularly at the south, have a range of defects be it either cracked mullions or shaling arches and these need an inspection and repair recommendations made by a stonemason. Some of the window surrounds are shaling and it is debatable whether they need attention and replacement stonework in these five years, so the advice is to take away the loose parts to stop moisture remaining behind the laminations and causing further damage and then assess at the next QI. There is rusting ferramenta but not splitting the stone. It should be decorated.

The north west nave gable buttress also needs investigation as this looks like a rebuild might be required in 5-10 years. There are also some open joints to the bottom of the walls that need filling.

The church has addressed previous rising damp by introducing a gravel trench around the nave and aisles which appears to be effective. There is a concrete apron around the chancel. Internally, there is some damp showing above the dado paneling on the north side. The timber paneling was repaired in 1998 and the cavity behind cleaned so it seems that the damp is as a consequence of its construction and therefore just needs to be managed by decoration and brushing away the salts.

The column bases have been affected by rising damp but presently these look stable. The erosion has been dealt with by capping them with cement and this is breaking away in some places. The north porch nook shaft on the east side is eroding and there are some eroded stones around it but can take another five years- possibly ten.

At the south entrance, the western nook shaft is so eroded as to probably break soon and it seems as if the ground level at the south has been raised so much that it has obscured the bottom of the column base.

Inside

The church was reordered in 2015. The works were to remove the western pews, lower the pew platform level, relocate the font, create a servery and disabled WC connected to existing drainage and modify the choir vestry to add a ceiling, lighting and heating. Adjustments were made to the radiators positions on the west wall. The marble font was repaired.

The remainder of the church is in good condition, though there is a buildup of recovered stonework and lumber around the organ that could be removed. The body of the church, chancel, altar and sanctuary areas are all very well presented and in good decorative order. The vestry is a little down at heel and could do with updating and modified storage. Further storage could be wanted as a consequence of the introduction of additional chairs which are stacked up by the choir vestry and perhaps a cupboard might be built up against that?

External

The church has an extensive opened church yard which has been extended in the south west corner in 1909. The whole of the churchyard is surrounded by stone walls and the church should establish ownership and thus responsibility for their upkeep. They are generally in reasonable order, apart from the north side which has seen various patch repairs in the past and another is wanted. The boundary to the east retains the churchyard and the ground level is significantly high to the other lower side. Whilst the wall wasn't inspected from the neighbour side, (it should be by churchwardens- if it belongs to the church), it seemed to be vertical from within the churchyard.

The southern boundary appears somewhat lost now as a consequence of trees and shrubs growing wildly at the bottom of the slope. The western boundary is shared by farm buildings and it is likely that the western extension has walls in the ownership of the adjoining farm. The ramshackle shed referred to in the previous QI on the western boundary is now just low walls. The graveyard is grassed and contains many memorials, some of which are listed- see appendix. There are some leaning stones under the watch of the churchwarden.

General note

Major restoration undertaken in 1998 when the roofs were re-slatted. Cracked stonework to window mullions were replaced, stone gutters re-leaded, downpipes renewed. Redecoration to internal walls in 2001. Former oil system changed to gas in 2002. Foul drainage laid in 2002 in anticipation of the new servery and WC re-ordering.

7.0 CONDITION AND RECOMMENDATIONS

The following items are the observations made during the inspection. Below the item is a recommendation for work with a letter identifying its priority.

In section 8 the same priority items are re ordered into their priority categories.

A- Work requiring urgent attention,

B- Within 1 year

C- Within 2 years

D- Within 5 Years

E- A possible improvement or item to note

M- Routine Maintenance or monitor/watching brief

7.1 SERVICES

The log book was to be brought up to date to record the work done, including routine testing.

- **Water:** service reported to enter from the north highway via the path and serves the vestry. There is also a supply to the servery and WC. Stopcock within the vestry and also within the servery.

Recommendation: none

- **Foul drainage:** connected to the highway.

Recommendation: none

- **Surface water drainage:** is split to the North and South and connected to soakaways.

Recommendation: none

- B** **Lightning conductor:** none. No formal assessment has been made. The insurers advice was equivocal when asked.

Recommendation: establish once and for all whether a lightning conductor is required.

- B** **Electricity:** underground service to consumer unit in north aisle meter. Last inspection not known but would have been tested as a consequence of the 2015 re-ordering.

Recommendation: establish when last test carried out and put certificate into the log book and carry out the recommendations of the test report.

- E** **Lighting:** Rewired in 1977 in Pyrotenax. Lighting is by metal halide which provides high levels of illumination and with it, glare. Three lamps in the nave overheat and cut out after about an hour and despite investigation, the reasons for failure are unknown. The church has external lighting at the north, but this hasn't worked for years and is the responsibility of the local authority.

Recommendation: replace the lighting when funds allow

- **Sound system:** comprises lectern and two lapel mics with speakers in the nave and chancel. Also, CD and cassette player.

Recommendation: none

- B** **PAT:** tested in 2014.

Recommendation: yearly test required

- **Heating:** New gas boiler to replace the oil system installed in 2002. There have been teething problems in the boiler house due to damp, initially overcome by an electric heater, now replaced by a dehumidifier to reduce the moisture levels and this is reported to be satisfactory. Serviced annually by TW Steam in October.

Recommendation: none

- **Gas meter:** adjacent to vestry in a ground box.

Recommendation: none

- B** **Bells:** Presently the two bells within the bellcote are away for restoration. Both are in the foundry. One is too fragile, this is 14th century and will be put on display at the west end. It is partnered by an 18th century bell which will be returned with an additional second 'new' bell to make up the pair. Hoping for the work to be installed in 2017. Note that in the walling section there are recommendations for repair to the bellcote before the bells are installed.

Bell work is being carried out by Andreus Schrockschucedel.

Recommendation: install bell installation

- **Clock:** none.

B **Organ:** Harrison organ in the north aisle with blower at the east side of it within a simple pine casing. Cost £141-10/- in 1891.
Tuned annually. Some lumber building up around it.

Recommendation: clear away the lumber to enable adequate inspection and get air to it.

D **Rainwater goods:** - informal inspection by local builder as and when.

Recommendation: enter into a formal contract with a church roofer.

7.2 GENERAL



M **Churchyard:** is open and responsibility for maintenance lies with the PCC who operate an informal wildlife management scheme. There are some monuments that look to be close to toppling, these are tested by the PCC and this comes with various H&S dangers.
The war memorial (listed) was moved 1m further into the churchyard and away from the north boundary wall to reduce the chance of north boundary wall collapse.
There are listed monuments in the churchyard- see appendix and their condition needs assessing and recording. The Surtees family have a great presence.

Recommendation: review method of testing ability of the headstones to comply with H&S requirements. Assess condition of listed monuments.

- **Trees:** the site contains a very large number of mature trees. It is understood that there are no TPOs on the trees, but they do have protection as a result of being within a Conservation Area. Last inspected in 2016 and a trim was carried out to the trees at the east end in spring 2016 following a request from the adjoining owner.
Recommendation: none

- E **Access for the Disabled:** The entrance path to the church is ramped and whilst it doesn't comply with gradient, it is a short run.
Access through the porch requires both gates to be opened. The church has an internal portable ramp that is installed when required. The entrance is through the nave doorway, managing the door does mean that there is a chance for tripping because of the raised threshold and then step down to the nave.

An access audit has been carried out and the record is to be put into the log book.
Recommendation: put audit into the log book. Consider improved access at the nave entrance

- **Fire matters:** The PCC have carried out a Fire Risk Assessment in accordance with latest Regulatory Reform (Fire) Order 2006 (details available via the DAC, the local Fire Officer and/or the internet).
All tested in February 2016.
Recommendation: none

- **H & S policy:** the policy for the church was updated in 2015. Fire risk and analysis carried out in 2015.
Recommendation: none

- **Insurance:** The church is insured by Ecclesiastical.
Recommendation: none

- **Asbestos:** A refurbishment and demolition survey was carried out in March 2015 and no asbestos was found.
The PCC does maintain an Asbestos Register outlining the presence (or not) of any asbestos within the building.
Recommendation: none

- **Bats:** None reported.
Recommendation: none

7.3 WORK SINCE LAST INSPECTION:



*2015 Re-ordering comprising:
New servery, WC, relocation and repair of font, lowering of west pew platform and addition of ceiling to the choir vestry with modifications to heating and electrics.*

*Other repairs:
Repair of west gutter to vestry roof.
Removal of salts to walls and column bases.
Re-build collapsed west boundary stone walls.
Removal of weeds and saplings from church and boundary wall bases.
Relocation of war memorial cross.
Additional secondary glazing to unguarded windows.*

7.4 FABRIC INSPECTION

INSIDE

D Boiler Room:

- Ceiling – shuttered concrete, good condition.
- Walls – brickwork, some spalling of bricks at the east side and west, which has then been cemented over and this looks to be as a consequence of damp coming off the stairs. They have also been overpainted and that decoration is coming away now.
- Floor – concrete, good condition. Some brick dust at the margins – might this contain asbestos from previous lagging?
- Timber louvered door, has a bottom panel that needs to be removed for ventilation purposes.
- Decoration required on the outside and a general clean down. Lumber in the room needs removing.



- Room contains Ideal Concorde CXA boiler with Grundfos pump with new stainless steel flue. Modern drainage to sink that was installed in the vestry in 2003 looks in good condition.
- 4kg powder extinguisher.
- Room contains a Miko DD8L Junior Meoco dehumidifier that drains to the external gully at the bottom of the steps, the gully is blocked.
- The stairs are rather damp and have a lot of moss on them and some open joints at the risers that have sunk a little bit. The return wall with the balustrade above very wet. Handrail is rusting significantly at the bottom of the slope. The balustrade above is in fair condition.



Recommendation: clear stair gully, clean down steps, repoint steps, remove lumber and brush down - but assess if there is asbestos dust first, repair door panel, decorate door

ROOF COVERINGS

Roof general: all in good condition with the occasional defect in loose flashing or pointing coming away, clear back box gutters of vegetation, remove moss covering. The aisle ridge flashing next to the clerestory windows should be checked for firmness but only if there are repairs to be carried out in that area to avoid traffic on the slates. The bellcote flashings need tucking in and can be a part of the bellcote repair works. The comprehensive list is below.



North Vestry:

- West slope:
 - Ridge – angled stone slate, bedding okay. North abutment flashing and soakers to rebated water table.

Flashing doesn't look tucked in well, and one area of bedding is coming away.

- South abutment - step flashing to chancel in leadwork that is okay. It has a back gutter by the buttress and this needs checking.
- General – Westmoreland slating has had some repair with tingles, looks okay.
- East slope:
 - Ridge – as west.
 - South abutment – as west.
 - North abutment – as west but the pointing is holding up here. Slight lift of the flashing to the chimney stack.
 - General – a lot of moss on the slating could do with being removed.



Chancel:

- North slope:
 - Ridge – angled stone, bedding okay.
 - East abutment – flashing, perhaps soakers. One area of bedding to the rebated water table missing.
 - West abutment – raking flashing with cement pointing. Three or four areas coming away, but is in position.
 - General – all the slating is in place, looks okay.
- South slope:
 - Ridge – as north.
 - West abutment – lead flashing, the pointing is holding up. There is a back gutter at the buttress and this has some vegetation in it.
 - East abutment – as north slope but small area of pointing missing up at the ridge and also midway along where the water table looks to be slightly uneven.
 - General – Westmoreland variable with and diminishing courses, in good condition.



Nave:

- South slope:
 - Ridge – angled stone in good condition, as is the bedding.
 - West abutment – raking flashing at the bellcote. Minor area of pointing missing on the return to the water table.

Raking flashing tucked up well into the water table.

- East abutment - raking flashings, not fully dressed back the wall and there are some gaps where driving rain can get behind them, but they have probably got soakers behind them.
- General – slating in good condition, though there is a slight kick up to some of the slates up by the ridge but don't really need any attention.



South aisle:

- Ridge – horizontal, flat lead flashing to the clerestory. Its abutment to the clerestory windowsills doesn't look finished – maybe there is a chance for water to get in the sides of here and there is quite a bit of a bodge up of cement, however it looks mechanically sound.
- West abutment - partially obscured by trees. Its raking flashing tucked into the water table okay. East abutment – raking flashing coming apart slightly midway down the slope where the pointing looks to be breaking out. Pointing come out at the top of the rake by the 'thieves beware' sign.
- General – the slating is all in good condition.



Nave:

- North Slope
 - Ridge – as south.
 - East abutment – raking lead flashing. A couple of areas where the pointing has come away under the water table.
 - West abutment – raking flashing at the bellcote, pointing come away just at the corner and also under the water table towards the bottom.

North aisle:

- Ridge – lead flashing to nave is sound, though it is slightly uneven at the eastern end – the lead hasn't been cut well horizontally but it is sound.
- East abutment – raking flashing tucked into the water table okay. Slight cracking at the joint of the lengths but no need to change.
- West abutment – raking flashing into water table okay.



North porch:

- East slope:
 - Rounded top ridge tile perhaps – okay.
 - South abutment – raking flashing with soakers pointed in with cement. Slight crack but no action needed.
 - North abutment – to water table okay.
 - General – slating in good condition.
- West slope:
 - As east.



B

RAINWATER GOODS

General: address vestry discharge to ground wetting boiler room, check parapet gutter lead joints, unblock gulleys, replace missing grids, fix loose collars.



North Vestry:

- West – Half round gutter leading to downpipe which discharges to open ground. This is wetting the retaining wall to the boiler steps and really needs a better way of discharging – perhaps to bring the pipes out on the northern side?
- East – half round gutter, possible leak midway along, planting at the top end. Cast iron circular downpipe to salt glazed gulley looks okay.



Chancel:

- North – parapet gutter. The gutter lining might have lead expansion joints. There is a covering of a joint in a lead piece, all of which it seems have cracked the weld on them and this then questions whether we actually have a water tight parapet? It

leads to an outlet midway to square hopper with a lead cap for leaves probably. The lead pipe comes to discharge on the vestry roof.

- South – same detail as the north but can see the cover flashing over the parapet joint isn't cracked – it is designed that way. Square head hopper to downpipe and salt glazed gulley in good condition.



Nave:

- South – long run of gutter, half round. Looks okay but is a long way away from the roofing felt and the felt isn't dressed fully into the gutter suggesting there may be rainwater washing down the wall. To single downpipe at the east end which is okay. Leads into a cracked salt glazed gulley.



South aisle:

- Parapet gutter, same detail as chancel, to single hopper head with a rusty top to it. No lead protection to keep the leaves off here to circular downpipe, to salt glazed gulley in good condition.
- Further downpipe at the western end, rusting hopper head suggesting overflow. There is also a plant within it, leads to downpipe to blocked salt glazed gulley.



Nave:

- North – same design as the south. Gutter brackets are rusting into the wall. Single downpipe to salt glazed gulley which has got a slate in it and could do with cleaning out. The surround to the gulley is broken up.

North aisle:

- Same design as the south, both the hopper heads have their lead caps and the downpipes lead to a back-inlet gulley and the gravel has encroached over the grid at the eastern end. At the western end, there is no grid.

North porch:

- West slope – half round gutter to circular downpipe discharging down below ground – all okay.
- East slope – gutter decoration broken down. The downpipe collar at the show is loose and that

discharges into a loose salt glazed surround which is proud of the immediate ground area.

WALLS

C

North vestry:

- West – couple of eroded stones but no real need for work yet. Some erosion to the pointing above the boiler house that does need doing. Below the stonework is brickwork to the boiler house steps. The plinth has open joints and the brickwork is sound but not pretty.
- North – water tables look okay. Large chimney at the apex has open joints to the stonework. Walling below this is in good condition. Single lancet in good condition. This has reasonably clear polycarbonate with obscure diamond pattern glazing behind that has plenty of cobwebs in it.
- East- coursed wall, has been patched with different mortar mixes over time and there are a couple of areas that could do with repointing – one below the gutter and another below that at the plinth level. There is also cement here which is spoiling it rather.

Recommendation: repoint open joints to walling and chimney stack



C

Chancel:

- North – random coursed rubble in the older western part and brought to course a little more on the newer eastern part. Parapet formed from over sailing gutter table supported by stone corbels – all looks okay. Walling is generally sound though there are a couple of open joints at lower level.
- West buttress – angled, open joints to the sloping copings at the stages. Mid buttress – slight breaking up of one of the sloping stones that could do with being re-pointed. Open joint at the elbow of the gutter and a bit damp at the bottom of the basement steps. Slight erosion to the stonework closer to the gulley on the west side.





- East – water table okay. Slight crack to the kneeler on the south side. Walling generally in good condition. There are open joints on the string course below the lancets. Triple lancet window, the stonework is in good condition and there are just some slight open joints in the very narrow jointing of the arch stones and jambs that can wait. Clear polycarbonate guarding over pictorial glass with many cobwebs behind. Wall has two buttresses: south – open joint to the sloping stage caps. North – some erosion to the south facing stonework and the west but okay for the present. Some open joints to the raking capping.
- South – random walling, generally okay. A couple of eroded areas above the second lancet and beneath that open joints at the foot of the wall. The wall has a mid-buttress with open joints at the top stage and as it adjoins the wall by the downpipe. Four windows reading from left to right:
 - 1 – Romanesque head, quite a lot of erosion to the arch and there are some parts that are laminating and this needs de-shaling that might show that the arch itself is poor and could be a candidate for replacement.

The cill is honeycombed but probably okay for a while. Obscure diamond pane with rusting saddle bars. Unguarded.

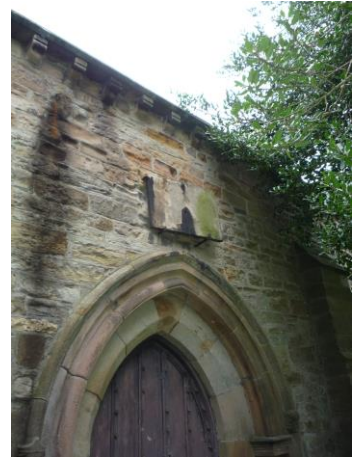
- 2 – has laminating stonework. Obscure diamond pane with rusting ventilator. Unguarded.
- 3 – as window 2 with a crack in the sill. Pictorial glass with copper mesh guarding which seems very lightly tied to the fixings.
- 4 – laminating head and jambs. Obscure diamond pane with rusting ventilator. The putty pointing is cracking at the ventilator and arch.

Recommendation: repoint open joints to walling, deshale and inspect south W1 and be prepared for repair, inspect all the other windows at the same time.

C

South aisle:

- East – water table okay. The walling has been over restored with cement, there are a couple of stones that require deshaling. Crack showing on the area close to the water table kneeler and there looks to have been some work in this area in the past but it is not structural. Some open joints at the foot by the wall. Single lancet window with laminating stonework and open joint to cracked sill. Pictorial glass in diamond pattern with darkened polycarbonate.
- South – open joints to the gutter table. Corbels look okay. Wall has four bays:
 - Bay 1 – open joints to the buttress. Walling generally sound with some open joints to the plinth and a couple of stones. Twin light lancet, slight open joints to the dressings. Has obscure diamond pattern, unprotected glazing.
 - Bay 2 – buttress as Bay 1. Marking from heating system overflow. Eroding stonework above the doorway. Lancet arch to doorway, hood mould okay. Inner order jambs are breaking down. Western nook shaft is wasting away and may snap soon. Suspect that the ground level has risen to obscure their shaft bases.



Door decoration breaking down and some parts of the moulding missing. Open joint at threshold.

- Bay 3 – buttress okay. Some eroded stonework up at the corbels and to the right-hand buttress. Pair of lancet windows. Some erosion now at the arch keystone but okay for the moment. Perhaps this could do with a bit of a shelter lime coat to stop water getting behind. Pair of lancet windows, obscure diamond glazed. The backs of the saddle bars are rusting, no protection.

Bay 4 – buttress has stems of ivy still on it and some beginning to grow at the base. Greater amount of erosion to the stonework at the corbels and to the right-hand buttress. Pair lancets okay, obscure diamond pane with rusting ventilator. Eastern most buttress has some open joints to the returns and breaking down stonework on the far west face needs deshaling. This has been badly repaired in cement.

- C • West – water table okay. Stonework below it newish at opposite ends suggesting that it has been raised in the past. Three or four areas of heavily eroded stonework and a couple broken. Also, one odd looking bed of four stones that look almost faked, heavily cement pointed. Cracking at the buttress below the kneeler.

This is just the buttress not being engaged adequately into the masonry, and some open jointing at low level.

Single lancet in good condition, pictorial glass with degrading polycarbonate.



Recommendation: deshale flaking stonework, repoint open joints, replace/repair nook shaft, repair missing door moulding, redecorate ferramenta

C North aisle:

- West – water table okay. Walling fair with some erosion to stonework about the window and the buttress. Single lancet seems fair, has obscure polycarbonate so can't see what type of window is behind it. Fixings look to be a bit rusty.

This is where an incoming power supply is.

- North – reading from east to west: Open joints to the gutter water table. Walling is generally sound, though there are some open joints to the base of the wall. The eastern most buttress is okay, apart from some slight open joints at the top stage.
 - Window 1 – pair of lancets with slight open joints. Obscure diamond pattern with rusting ventilator, unprotected.
 - Window 2 – pair of lancets with slight open joints. Obscure diamond pattern, unprotected.
 - Window 3 – as window 1. Slight crack to the right-hand arch, running down the right-hand side suggesting a slight differential settlement of this corner of the aisle. Has the external water tap here that is looking a little green. The two slabs at the bottom are looking a little green. Buttress okay apart from open joints at the base of the wall.
- East – water table okay. Walling generally sound, a couple of open joints as it meets the ground. Single lancet with shaling stonework at arch and jambs. Diamond pane obscure glass, unprotected.



Recommendation: repoint open joints,

C

North porch:

- West – heavily restored cement on the walling. Slight crack at the foot of the water table and eroded stonework below that. At lower level, a couple of eroded stones and open joints as it joins the ground. Single lancet window. Arch is beginning to split and laminate, partially caused by the fixings. Diamond pane obscure, rusting saddle bar, clear polycarbonate.
- North – water table okay. Walling generally sound apart from a couple of stones. Also within the walls are inset three tablets. Open joints as the wall meets the ground and a couple of weathered stones on the eastern jamb. Pointed arch doorway, slight movement to the keystone, open joints to it. Eastern nook shaft wasting away and there is not much left of the capital, though the base is good. The inner arch quite heavily honeycombed but can do for the moment.
- East – heavily restored with cement, only a couple



of minor open joints at the ground. Same pattern window as opposite side but in better condition. Has semi-obscure polycarbonate with diamond paned obscure glazing behind.

Recommendation: repoint open joints



C

Nave:

- East –
 - North side – water table okay. Pointing missing above chancel ridge and breaking away at foot of the flashing of the chancel. Slight cracking below the water table as the two constructions meet.
 - South side – cross missing at apex. Water table okay. Hint of cracking inboard of the water table – this is where a re-facing of the



clerestory has taken place. Some evidence of brick showing through the over-restored walling with cement and some erosion to stonework above the buttress and also above the chancel ridge area. The water tables look to have been raised in the past. The gable will do for the moment but will probably some work next QI.



- South – moulded string course to former parapet now heavily eroded though it is no longer performing a water throw function. Walling has been over cemented in the past. There are some open joints. The flashing to the aisle has been cemented in. Area of major erosion at the south-east corner and you can see into the core in some places there. There looks like three or four stones need to be replaced and this needs an inspection by a stone mason.



Wall has three windows, square heads with ashlar dressings. They are in good condition but there are some open joints to the stonework



- Clerestory windows, the mullions appear to be cracking, particularly the two eastern most and they could do with a high-level inspection. Inside, they also have chicken wire either inboard or outboard and its purpose is a little unclear and the decoration hasn't extended to the edge of the window reveal.

Recommendation: repair stonework at south east corner, inspect clerestory windows

C

- West – heavily restored stonework and there are multiple areas of stone erosion to individual stones. Water table okay, open joints to the stub buttress and the plinth course. The string course is shaling and has open joints. Single lancet window looks okay. Has obscured polycarbonate behind pictorial glass. North buttress is modern and in good condition. South buttress stonework is shaling, cracking, honeycombed and degenerating and this is looking like a candidate for re-building.



Recommendation: arrange mason inspection of buttress and eroded stonework, repoint open joints, deshale string course

C

Bellcote:

- Whilst the water tabling is okay, the eastern side stonework within the apex of the arch is breaking down a little and there are some plants in there. The eastern face is a bit more weathered. The cill below the two arches is broken in one place and below that, the stonework just above the ridge has open joints. The western face is in fair condition, though there are some cracking lines and it will be wise to restore the bellcote before the bells are installed.

Recommendation: restore the bellcote masonry before bell installation



EXTERNALS

D

Recommendations: The church should check their deeds to establish ownership of the boundary walls and therefore who is legally obliged to undertake wall maintenance.

The east boundary- whilst appearing sound is a massive retaining wall and there could be a high cost repair if it fails.

The south boundary woodland is becoming overgrown.

Tree induced cracking in the west wall and ivy obscuring the inspection that needs removing.

The extension graveyard boundary walls need some repair.

North boundary copings need rebedding, inspect holly tree



East Boundary:

Magnesium limestone random rubble boundary wall, Has had a new doorway installed last year. Some erosion to the base of the buttress on the right-hand side and it seems to be drifting away slightly. The pier caps to the entrance are somewhat eroded now. Ivy growing on the walls in certain places. Has a brick capping that is generally sound with much cement pointing over it. Probably had a better capping than this that may have been robbed in the past? Quite mature trees on this boundary – a mixture of sycamore and chestnut. At the southern end, the wall slopes down as the ground runs away and it is not possible to see. The southern boundary runs down to a dene type area, likely chance of a wall right at the very bottom of the land, somewhat obscured by ivy and shrubs.



South Boundary: runs down into a woodland that has an unmarked boundary. Becoming overgrown.



West boundary: Is made up of two parts:

- Southern end – magnesium limestone walling, quite tall running down to the bottom of the dene at the high point. Large sycamore threatening the wall. Three or four major cracks to it. It is vertical but there may well be a chance of it breaking up further in time. The middle and northern part of the west boundary is on to the adjoining farm. The stone wall is tall and has some open joints and ivy on it, obscuring the inspection.
- Part of the farm stables walls form the boundary. The more southern part of the wall has been heavily repointed in cement. It has a mixture of coping and consolidated stonework.



The former shed now a low ruin. Large boulder at gateway, there is no gate to it now.



There is an extension to the churchyard on the north western side (1909). It is surrounded by field walls in stone, some coping missing on the southern side. The western side has a significant amount of laurel against it which is hiding the farm buildings. The wall is not able to be inspected. The same applies to the majority of the northern side and where the wall is visible, the wall tops require some consolidation.



Northern Boundary:

The northern boundary wall retains the high-level churchyard. Has been patch pointed in the past. Some of the copings need re-bedding. Large holly tree at the corner threatening it. Pathway made in the centre of the wall leading to the entrance gate, the return stone wall is okay.



The eastern most part of the wall has been restored since the relocation of the war memorial, though there are still some areas to the east of that that look to needs a bit more work close to the incoming pipe.

Within the churchyard, the war memorial has recently been relocated satisfactorily. There are some leaning stones and the PCC attend to these themselves. The path to the south porch is stone paved, some open joints but serviceable. The surrounds to the church are in gravel margins mostly, though there is a cement apron to the chancel. The graveyard itself contains listed monuments. See appendix for descriptions.

Recommendation:

INTERIOR

D

North porch:

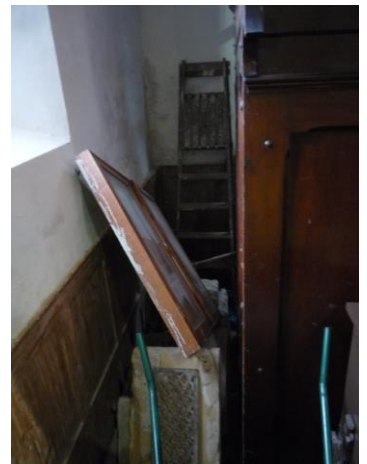
- Ceiling – sloping boarded, fair condition with cobwebs.
- Walls – painted plaster, fair with cobwebs. Tablets mounted on the walls, slightly green on the west wall. Corbel decoration breaking down. Walls are mostly green on the west where the ground level is fractionally higher – perhaps six inches? Benches formed from cement topped stone walls suffering from damp. Lancet arched doorway to entrance - okay. Door has lost its knob for the latch and is locked by a five-lever deadbolt, making the function of the large rim latch now redundant however it would be good to return the knob if funds allowed.
- Floor – slightly uneven paving flags, but fair. Pair of coir matting doormats at the doorway are a trip hazard. Slightly raised threshold and step down to the nave floor via a pair of double doors which really does give you the sensation of a trip hazard. Baize cupboard doors just about closing – the latch has been repaired in the past and just about catches.



Recommendation: sweep down walls and ceiling, change coir matting for low rubber egged matting to reduce trip hazard. Consider modifying the threshold

North aisle:

- Ceiling – sloping with exposed truss rafters and purlins. Plastered and painted panels in fair condition.

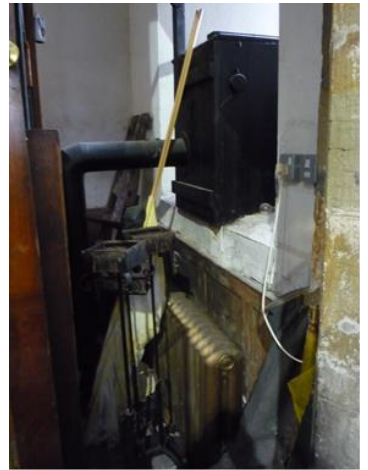


- Walls – painted plaster with exposed timber dado below (reused panelling from removed box pews in

1906). Some evidence of discolouration at window sills and plaster blowing a bit above the dado. Damp in the organ corner.

- Floor- see following section

Recommendation: remove lumber from organ area to encourage air movement



-

South aisle:

Same construction as north aisle.

- Walls – are in better condition than north.

Recommendation: none





-

Nave:

- Ceiling – exposed truss roof with exposed boarding. No evidence of water marking.
- Walls –
 - West – painted plaster with dado below. Some marking from water penetration from the bell rope pipe.
 - Window masonry okay, the glass is dirty and features St Michael in pictorial glass. New cabinet below supporting relocated reredos in good condition.



Recommendation: none

Nave and aisles:

- Arcade - Lancet pointed aisles with circular drums and keel responds. Structurally in very good condition – there is no cracking evident to them, on either sides including that within the aisles. There have been some cement repairs to the bases as they have suffered from damp. Joints to the drums are circa 8mm and they look to have been



lime washed in the past.

- Floor - Solid floor to all circulation spaces comprising concrete at the west end and stone slabs elsewhere. Some patching has occurred in the past and there is one raised slab close to the end of the pews on the northern side. A couple of open joints towards the front of the nave and areas of concrete by the lectern. Circulation areas are covered by carpet, in fair condition, though the entrance carpet is not fixed down. The west end has had its pew platform lowered to form a level surface with the reused pew platform boarding.
- The font has been relocated to the centre and set in a stone surround, all of that looks serviceable. The font itself has repairs that seem to have held up well. The pews are on pew platforms in exposed pine, they are generally sound. The pews themselves are fairly basic and slightly uncomfortable.



Recommendation: fix down entrance carpet edges.



- **Servery:** kitchen sink and fitments all in good order

Recommendation: none



- **WC:** wc and basin in good condition. Door lock is catching

Recommendation: replacement door lock has been arranged to be done



B Chancel:

- Ceiling – exposed roof, better quality than the nave. Exposed trusses with no water marking.
- Walls – painted plaster walls on all elevations.
 - East - has three light window with a shelf with some open joints to it – probably old screw fixings for cloth and some damp at low level.
 - South - wall okay. The eastern most window has been re-glazed in the recent past and is undecorated though there are cobwebs.
 - West- formed by the chancel arch, whilst this has depressed slightly there is no cracking evident to it now, neither on the nave side.
 - North- ok. Contains the majority of the wall



memorials in the chancel. Good condition.

- Floor – as nave, apart from choir stalls on two stage timber pew platforms- all in good condition. Timber step up to sanctuary level with the pews. The decoration has worn away and is mostly covered by the carpet. There is a loose board. Sanctuary flooring step up paving, slight chip out of some of them and a couple of open joints. Black marble central feature supporting the stone altar.

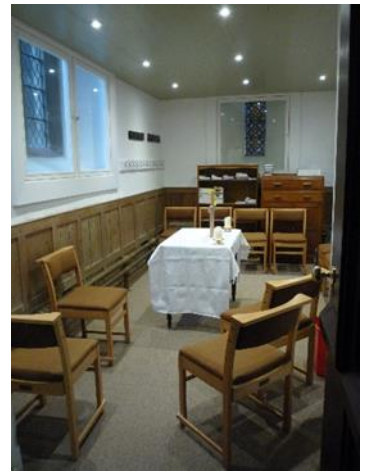
Recommendation: fix down loose board

Vestry:

- Ceiling – low boarded ceiling, painted and in fair condition.
- Walls -painted. Has had water penetrating the south west corner of the room – probably from the flashing above. Cupboarding on the west wall, no evidence of damp. Contains an elementary sink unit with hot water and looks like the walls have been re-plastered in the past as there is no skirting.
- Floor – Concrete
- Door – catches in the frame.

Recommendation: ease door





Choir vestry:

Victorian screened vestry converted in the 2014 works to provide a quiet space with new ceiling and secondary glazing to the windows.

Recommendation: none



8.0 PRIORITIES

The following order of priority sets out the relative urgency of foreseeable repairs over the next 5 years. It is not a definitive programme of work and subject to funding, items further down the list could be brought forward if desired. They are priced individually but savings can be made by grouping the works and taking advantage of scaffold for other works. No allowance for scaffold.

- A- Work requiring urgent attention,
- B- Within 1 year
- C- Within 2 years
- D- Within 5 Years
- E- A possible improvement or item to note
- M- Routine Maintenance or monitor/watching brief

Priority	Location and Scope	£
A - URGENT - none		
B- WITHIN 1 YEAR		
B	Lightning conductor: establish once and for all whether a lightning conductor is required.	-
B	Electricity: establish when last test carried out and put certificate into the log book and carry out the recommendations of the test report.	-
B	PAT: yearly test required	150
B	Bells: install bell installation	-
B	Organ: clear away the lumber to enable adequate inspection and get air to it.	-
B	Rainwater Goods: address vestry discharge to ground wetting boiler room, check parapet gutter lead joints, unblock gulleys, replace missing grids, fix loose collars.	350
B	Chancel: fix down loose floor board	75
C- WITHIN 2 YEARS		
	*Estimated cost range if all repairs carried out	C. 15-18,000
C	North vestry: repoint open joints to walling and chimney stack	*
C	Chancel: repoint open joints to walling, deshale and inspect south W1 and be prepared for repair, inspect all the other windows at the same time.	*
C	South aisle: deshale flaking stonework, repoint open joints,	*

- replace/repair nook shaft, repair missing door moulding, redecorate ferramenta
- C **North aisle:** repoint open joints, *
- C **North porch:** repoint open joints *
- C **Nave:** repair stonework at south east corner, inspect clerestory windows, arrange mason inspection of west buttress and eroded stonework, repoint open joints, deshale string course. *
- C **Bellcote:** restore the bellcote masonry before bell installation *

D- WITHIN 5 YEARS

- D **Rainwater goods:** enter into a formal contract with a church roofer. -
- D **Boiler Room:** clear stair gully, clean down steps, repoint steps, remove lumber and brush down - but assess if there is asbestos dust first, repair door panel, decorate door **250**
- D **Externals:** The church should check their deeds to establish ownership of the boundary walls and therefore who is legally obliged to undertake wall maintenance. - **Estimate if all current repairs are the responsibility of PCC- c. 1,000**
- The east boundary- whilst appearing sound is a massive retaining wall and there could be a high cost repair if it fails.
The south boundary woodland is becoming overgrown.
Tree induced cracking in the west wall and ivy obscuring the inspection that needs removing.
The extension graveyard boundary walls need some repair.
North boundary copings need rebedding, inspect holly tree
- D **North porch:** sweep down walls and ceiling, change coir matting for low rubber egged matting to reduce trip hazard. Consider modifying the threshold **50**

E- IMPROVEMENT/ NOTE

- E **Lighting:** replace the lighting when funds allow **8-10,000**
- E **Access for the Disabled:** put audit into the log book. Consider improved access at the nave entrance **250**

M- MAINTENANCE/ MONITOR

- M **Churchyard:** review method of testing ability of the headstones to comply with H&S requirements. Assess condition of listed monuments. -

APPENDICES

Listing Descriptions

Plan

Explanatory Notes

Guide to Routine Maintenance & Inspection of Church Property

First World War memorial, 1921, with later additions for the Second World War.

Reasons for Designation

Bishop Middleham War Memorial, which stands in the churchyard of the Church of St Michael and All Angels, is listed at **Grade II** for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on this local community, and the sacrifice it has made in the conflicts of the C20; * Architectural interest: a dignified wheel-head cross; * Group value: with the Church of St Michael and All Angels (Grade II*), numerous churchyard monuments listed at Grade II and with The Hall (Grade II).

History

Bishop Middleham War Memorial was unveiled on 9 October 1921 by Lt-Col Tomlinson of Seaton Carew. It was dedicated by Archdeacon Derry, commemorating 21 local servicemen who had died during the First World War. The memorial had been arranged by a committee made up of disabled ex-servicemen. It cost £245, raised by public subscription, and was provided by Ainsley and Collins of West Hartlepool (a firm composed entirely of disabled ex-servicemen). Following the Second World War a tablet was added recording the details of seven men and one woman who died during that conflict. This was dedicated on 6 November 1949.

The memorial was refurbished in 2014 at a cost of c £9,000, funded by the Parish Council with contributions from the Heritage Lottery Fund, War Memorials Trust and Durham Council. It was moved slightly away from the churchyard wall and reset at this time. The rededication service on 10 July 2014 was led by the Bishop of Jarrow.

Details

The memorial stands in the churchyard of the Church of St Michael and All Angels (Grade II*-listed), to the north of the church and overlooking Church Street. It comprises a dark polished granite wheel-head cross, rising from a tapering, square, plinth with a granite base. The memorial is set on a two-stepped sandstone base.

The principal dedicatory inscription is inscribed into the north face of the plinth, reading TO THE GLORY OF GOD/ AND IN LOVING MEMORY OF/ THE MEN OF/ BISHOP MIDDLEHAM/ AND MAINSFORTH/ WHO LAID DOWN THEIR LIVES/ IN THE GREAT WAR/ 1914-1918. Below on the base is carved "GREATER LOVE HATH NO MAN THAN THIS,/ THAT A MAN LAY DOWN HIS LIFE FOR HIS FRIENDS." The First World War names are inscribed on the remaining faces of the plinth. The Second World War sandstone tablet, in the form of a book, lies on the south side of the cross, set into the stepped base. It is inscribed ALSO THE FOLLOWING WHO DIED ON ACTIVE/ SERVICE DURING THE WORLD WAR/ 1939 1945 (8 NAMES).

Tombs

7/7 (inset) **Gainforth tomb** circa 9 metres south of Church of St. Michael **Grade II**

Headstone. Circa 1704 to William Gainforth. Red sandstone ashlar slab, c.0.6 metre high and 0.3 metre wide, has inscription in lower square; top has skull between top scrolls, and large feathered wings. Rear has skull and crossed bones in low relief over continued inscription.

NZ 33 SW BISHOP MIDDLEHAM CHURCH STREET (South end)

7/9 (inset) **Burrall tomb** circa 6 metres south of chancel of church of St. Michael **Grade II**

Headstone. Circa 1743 to Robert Burrall, son of Robert and Elizabeth Burrall of Thrislington, died 1742/3. Sandstone ashlar slab, c.0.5 metre high, with shaped top and well-cut inscription. Included for historical interest both of date and of Thrislington, a C17 house now demolished, adjacent to a deserted medieval village now excavated and descheduled.

NZ 33 SW BISHOP MIDDLEHAM CHURCH STREET (South end)

7/10 (inset) **Watson tomb** circa 18 metres south of Church of St. Michael **Grade II**

Headstone. Circa 1685 to ? Watson. Sandstone ashlar slab 0.4 metre high, with steeply-scrolled top over recessed panel containing partly-eroded inscription;- similar panel on rear has relief,symbols - 2 skulls, central inverted heart, 2 circles and crossed bones. Bolection moulding around panels.

Listing NGR: NZ3281631231

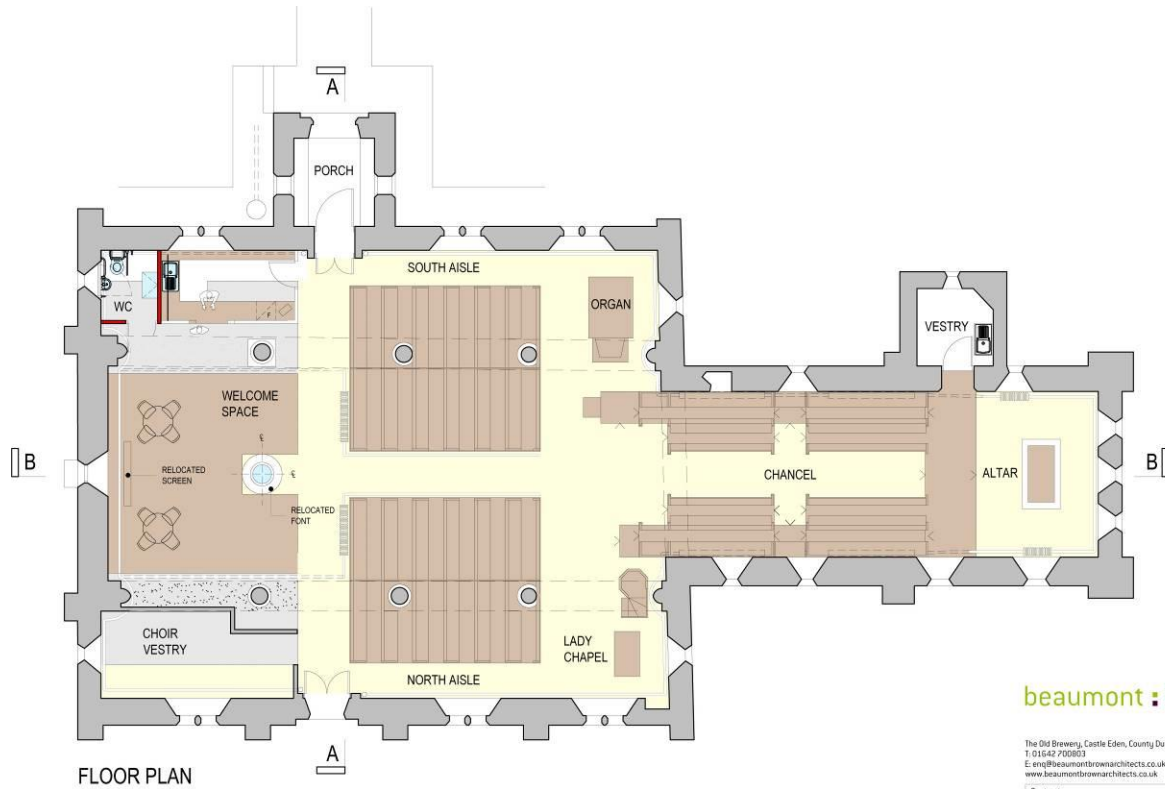
NZ 33 SW BISHOP MIDDLEHAM CHURCH STREET (South end)

7/8 **Brabant tomb** circa 3 metres south of Church of St. Michael **Grade II**

Chest tomb. Circa 1683 to John Brabant, vicar. Rusticated sandstone ashlar sides and moulded top, with long well-cut inscription: 'Johannes Brabant, Vicarius/obiit 28 Juni Ao Dni 1683/nuda Sacerdotis docti bene/credere inertam/ Verba docent Populum/vivere vita docet/Elizabeth his wife died the 4th/of August 1684/Blessed are the departed which die/in the Lord' according to Surtees; now partly eroded.

Source: R. Surtees, The History and Antiquities of the County Palatinate of Durham, 1816-1840, III,p.7.

CHURCH PLAN



FLOOR PLAN

beaumont : brown
architects

The Old Brewery, Castle Eden, County Durham TS27 4SU
T: 01642 700803
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www.beaumontbrownarchitects.co.uk

b:b

Contract:	INTERNAL REORDERING TO BISHOP WIGGLESHAM, ST MICHAEL AND ALL ANGELS	No.	1321
Drawing:	PROPOSED FLOOR PLAN	No.	5
Scale:	1:50 @ A3	Rev.	
Date:	21.11.12		

EXPLANATORY NOTES

- A Any electrical installation should be tested at least every quinquennium by a registered NICEIC electrician, and a resistance and earth continuity test should be obtained on all circuits. The engineer's test report should be kept with the church log book. This present report is based upon a visual inspection of the main switchboard and of certain sections of the wiring selected at random, without the use of instruments.
- B Any lightning conductor should be tested every quinquennium in accordance with the current British Standard by a competent engineer, and the record of the test results and conditions should be kept with the church log book.
- C A proper examination and test should be made of the heating apparatus by a qualified engineer, each summer before the heating season begins.
- D A minimum of 2 water type fire extinguishers (sited adjacent to each exit) should be provided plus additional special extinguishers for the organ and boiler house, as detailed below.

Large churches will require more extinguishers. As a general rule of thumb, one water extinguisher should be provided for every 250 square metres of floor area.

Summary:

Location	Type of Extinguisher
General area	Water
Organ	CO ²
Boiler House	
Solid fuel boiler	Water
Gas fired boiler	Dry powder
Oil fired boiler	Foam (or dry powder if electricity supply to boiler room cannot easily be isolated)

All extinguishers should be inspected annually by a competent engineer to ensure they are in good working order.

Further advice can be obtained from the fire prevention officer of the local fire brigade and from your insurers.

- E This is a summary report only, as it is required by the Inspection of Churches Measure; it is not a specification for the execution of the work and must not be used as such.

The professional advisor is willing to advise the PCC on implementing the recommendations and will if so requested prepare a specification, seek tenders and oversee the repairs.

- F Although the measure requires the church to be inspected every 5 years, it should be realized that serious trouble may develop in between these surveys if minor defects are left unattended. Churchwardens are required by the Care of Churches and Ecclesiastical Jurisdiction Measure 1991 to make an annual inspection of the fabric and furnishings of the church, and to prepare a report for consideration by the meeting of the PCC before the Annual Parochial Church Meeting. This then must be presented with any amendments made by the PCC, to the Annual Parochial Church Meeting. **The PCC are strongly advised to enter into contract with a local builder for the cleaning out of gutters and downpipes twice a year.**

Further guidance on the inspection and the statutory responsibilities are contained in *How to Look After Your Church. The Churchwarden's Year* gives general guidance on routine inspections and housekeeping, and general guidance on cleaning is given in *Handle with Prayer*, both published for the CCC by Church House Publishing.

- G The PCC are reminded that insurance cover should be index-linked, so that adequate cover is maintained against inflation of building costs. Contact should be made with the insurance company to ensure that insurance cover is adequate.
- H The repairs recommended in the report will (with the exception of some minor maintenance items) are subject to the faculty jurisdiction.
- I Woodwork or other parts of the building that are covered, unexposed or inaccessible have not been inspected. The adviser cannot therefore report that any such part of the building is free from defect.

This appendix is based on *A Guide for the Quinquennial Inspection of Churches, Diocese of Birmingham 1993*.

A GUIDE TO ROUTINE MAINTENANCE AND INSPECTION OF CHURCH PROPERTY

It is good practice for the PCC to appoint a fabric officer to take care of the routine maintenance of the church. This officer must report to the PCC and remain subject to its control and direction. The Care of Churches and Ecclesiastical Jurisdiction Measure 1991 requires the churchwardens to inspect the fabric of the church at least once a year, to produce a report on the fabric of the church and the articles belonging to it to the PCC, and to make that report to the annual parochial church meeting on behalf of the PCC. The following list gives an indication of the time of year when certain jobs should be done. It is not exhaustive.

Spring, early summer Whenever necessary inspect gutters and roofs from ground level and inside especially when it is raining.

Clear snow from vulnerable areas.

Clear concealed valley gutters.

Make full inspection of the church for annual meeting.

Check church inventory and update log book.

Check bird-proofing to meshed openings.

Sweep out any high level spaces. Check for bats and report any finds to English Nature.

Cut any ivy starting to grow up walls and poison.

Spray around the base of the walls to discourage weed growth.

Check heating apparatus and clean flues.

Summer

Arrange for routine service of heating equipment.

Check interior between second week of April and second week of June for active beetle infestation and report findings to the professional adviser.

Check all ventilators in the floor and elsewhere and clean out as necessary.

Spring clean the church.

Cut any church grass.

Cut ivy growth and spray (again).

Recheck heating installation before autumn and test run.

Arrange for any external painting required.

Autumn

Check gutters, downpipes, gullies, roofs etc after leaf fall.

Rod out any drain runs to ensure water clears easily, especially under pavements.

Inspect roofs with binoculars from ground level, counting number of slipped slates, etc. for repair.

Clean rubbish from ventilation holes inside and out.

Check heating installation, lagging to hot water pipes etc. and repair as necessary.

Winter

Check roof spaces and under floors for vermin and poison.

Check under valley gutters after cold spells for signs of leaking roofs.

Bleed radiators and undertake routine maintenance to heating systems.

Check temperatures in different areas of the building to ensure even temperature throughout and note any discrepancies.

Annually

Arrange for servicing of fire extinguishers.

Inspect abutting buildings to ensure there is no buildup of leaves or other debris against the walls.

Check the condition of outside walls, windows, sash cords, steps and any other areas likely to be a hazard to people entering the building.

Check the extent of any insurance cover and update as necessary.

Every 5 years

Arrange for testing of the electrical systems.

Arrange for the testing of any lightning protection.

It is vital, especially with older people, to keep them warm and well ventilated always. The fabric officer should ensure that such ventilation is taking place, especially after services.